

UNOFFICIAL COPY

Warranty Deed

Doc#: 1611708033 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2016 12:27 PM Pg: 1 of 2

Dec ID 20160401695082
ST/CO Stamp 1-088-753-984 ST Tax \$335.00 CO Tax \$167.50
City Stamp 2-024-997-184 City Tax: \$3,517.50

ILLINOIS

OC 16003892
142

FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

THE GRANTOR(s) Ryan Engstrom and Erin Engstrom*, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Michael Taglia, an unmarried man, of 4011 N Francisco #409, Chicago, Illinois, 60618 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments there to; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declarations/CCRs, and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-13-304-035-1002

*the latter with respect to waiver of homestead exemption only

Address of Real Estate:
4342 N Richmond St #1S Chicago Illinois 60618

The date of this deed of conveyance is 04/21/2016.

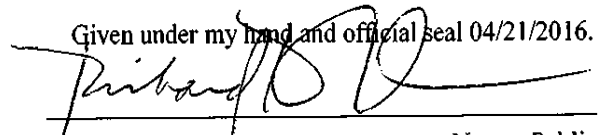

Ryan Engstrom


Erin Engstrom

State of Illinois, County of DuPage SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ryan Engstrom and Erin Engstrom personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires)

Given under my hand and official seal 04/21/2016.

Notary Public


UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

4342 N Richmond St #1S
Chicago, Illinois 60618



Legal Description:

UNIT NUMBER 1-S IN RICHMOND MANOR CONDOMINTUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN BLOCK 4 IN ROSE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96140495 AND RE-RECORDED AS DOCUMENT NUMBER 96242611, AS AMENED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

REAL ESTATE TRANSFER TAX		22-Apr-2016
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Apr-2016
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50

13-13-304-035-1002 | 20160401695082 | 1-088-753-984

This instrument was prepared by
Richard Klein
Richard D. Klein & Associates
1730 Park Street, Suite 221
Naperville, IL 60563

Send subsequent tax bills to:
Michael Taglia
4342 N Richmond St #1S
Chicago, Illinois 60618

Recorder-mail recorded document to:
Marc Ansani
Ansani & Ansani, P.C.
1411 W. Peterson, Suite 202
Park Ridge, Illinois 60068